



3

Design Review Board Study Session

TO: DESIGN REVIEW BOARD

FROM: ROBERT (BOB) CARAVONA, AICP, SENIOR PLANNER (480) 503-6812, BOB.CARAVONA@GILBERTAZ.GOV *RC*

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER (480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV *chl*

MEETING DATE: DECEMBER 11, 2014

SUBJECT: DR14-42, COSTA VIDA MEXICAN GRILLED RESTAURANT

STRATEGIC INITIATIVE: Economic Development

To allow for the development of a commercial pad within an existing shopping center.

REQUEST

DR14-42, Costa Vida Mexican Grill site plan, landscape plan, grading and drainage, elevations, floor plans, lighting, colors and materials for a 5,353 square foot new building on approximately 1.1 acres located on the southeast corner of Market Street and Pecos Boulevard zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay (Crossroads Center).

RECOMMENDED MOTION

Request for input only. No motion required.

APPLICANT/OWNER

Company: E-Built Contracting
Name: Kim Eaton
Address: 170 E. Guadalupe #71
Gilbert, AZ 85234
Phone: 602-341-1518
Email: ebuiltcontracting@yahoo.com

Company: Costa Vida / CV Investments
Properties LLC
Name: Dano Dayton
Address: 1744 S. Val Vista Dr., Suite 106
Mesa, AZ 85296

BACKGROUND/DISCUSSION

History

Date	Action
1/25/99	Town Council approved Z98-27 by adopting Ordinance No. 1142, rezoning approximately 523 acres from R-43 (Maricopa County Rural Residential) to PAD (Planned Area Development) with the underlying zoning designation of C-2 (General Commercial).
11/16/99	Town Council approved Ordinance No. 1230 by adding and rezoning 63 acres from R-43 (Maricopa County Rural) to C-2 with underlying PAD; adding new conditions; amending the development plan of Crossroads Center Planned Area Development and repeal conflicting ordinances.
12/11/03	Design Review Board approved DR03-97, Phase II at Santan Village Marketplace.
03/09/06	Design Review Board approved a master sign program and entry features for Parcels G-1 and G-2 at Santan Village Marketplace (DR05-139).
12/14/06	Design Review Board approved DR06-102, the Final Design Review for the landscape palette and design, and the design and location of entry monumentation in a 20 foot wide multi-use easement adjacent to the rights-of-way associated with Parcel G-2 of Santan Village Marketplace. The rights-of-way include portions of Santan Village Parkway, Market Street, and Pecos Road.

Overview: Costa Vida is a fast-casual restaurant to be located in a newly constructed 3,184 square foot building footprint that includes 1,241 square feet on the second floor for dry storage and a north-facing 928 square foot outdoor patio for dining. The restaurant also includes a drive through.

The subject site is a portion of lot 1B-2, a Replat of Lot 1B, 'Santan Village Marketplace Parcel G-2'. The applicant's intent is to subdivide the site from the parent parcel. The site is currently vacant as is much of the surrounding land with the exception of the National Bank to the southeast and the proposed Pet Depot directly adjacent and northeast to the subject site. The existing zoning for the site is Regional Commercial (RC) and the proposed use is consistent the Santan Village Development Plan and zoning.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Category	Existing Zoning	Existing Use
North	Regional Commercial (RC)	Regional Commercial (RC)	Vacant, (Proposed DR14-39, Pet Depot)
South	Regional Commercial (RC)	Regional Commercial (RC)	Pecos Boulevard
East	Regional Commercial (RC)	Regional Commercial (RC)	National Bank
West	Regional Commercial (RC)	Regional Commercial (RC)	Vacant
Site	Regional Commercial (RC)	Regional Commercial (RC)	Vacant

Adopted Ordinance No. 1142 created the Crossroads Planned Area Development which expressly permitted certain uses, established design guidelines and adopted development standards that were unique to the development and, in certain instances, expressly deferred to the Town code at the time of adoption (ULDC for properties zoned C-2). Ordinance No. 1230 amended Ordinance No. 1142 by zoning additional lands and adding new conditions. Therefore, the project has been reviewed under The Crossroads PAD (Z98-27 and Ordinance Nos. 1142 and 1230), Table 1.65 Bulk, Building and Landscape Setback Requirements for Non-Residential Districts and when deferred to Town regulation, the ULDC (C-2) and commercial guidelines.

Project Data Table

Standards	Code	Proposed
Maximum Height (ft.) / (Stories)	40'	26'-6"
Building Setback		
Front	20'	64'-8"
Side	0'	37'-9 1/2" / 83'-10 1/2"
Rear	0'	101'-1"
Floor Area Ratio Maximum	0.5	0.12

DISCUSSION**Approval Letter**

The SanTan Development Group's letter dated November 24, 2014 approved the plans with two conditions:

1. Landscape Plans: Development and Costa Vida will work together to verify planning materials and configuration in accordance with the SanTan Village PAD criteria.
2. Lighting Design: Developer and Costa Vida will work together to verify lighting materials to comply with the PAD criteria Booklet.

The application will not be scheduled for public hearing until the applicant resolves the landscaping plans and lighting design with the SanTan Development Group. An approval letter from SanTan Development Group along with the revised plans are to be submitted to the Town of Gilbert.

Site Plan

The proposed Costa Vida is one component to a larger development plan of the San Tan Village Market Place. It is also one of two newly proposed projects for Lot 1B-2 with Pet Depot proposed directly adjacent and to the north. Therefore, consideration to connectivity and building orientation is a concern as the SanTan Village project should avoid the sense that it is piecemealed together.

The subject site will be accessed from two points. Until the SanTan Village's entrance on Market Street is constructed along with Lot 1B-2's retail development and internal circulation, the primary access will be from Pecos Boulevard. This private drive will lead to a four stop intersection and the access drive between the proposed Costa Vida and Pet Depot.

External pedestrian connectivity occurs with a sidewalk from Pecos Boulevard to the front of the building. Per the Crossroads Center Guidelines, "Pedestrian walkways will be designed to link elements within individual project areas, as well as between adjoining land use areas. The goal is a pedestrian friendly environment in which people are comfortable walking from place to place." Staff recommends extending the sidewalk to make an east-west connection as well as including a sidewalk ramp at the intersection to make the connection northward to the sidewalk east of the Pet Depot. Second, where the sidewalk passes through the drive-through or parking areas, the pathway needs to be clearly distinguished with a change of material and color.

Parking: The upper and lower floors of the restaurant contain 4,425 square feet together with 928 square feet of patio dining, which results in 24 required spaces. The revised site plan shows 27 spaces in addition to 2 accessible spaces. Per 4.2016.A2, four bicycle spaces are required to be located on the site plan. The site plan shall be updated to locate the bicycle rack.

The trash enclosure is located on the northwest corner of the property.

Elevation and Color

The Santan Village's development plan orients structures towards Market Street, yet the commercial guidelines suggest the structure's front elevation be oriented to Pecos Boulevard. The applicant also desires its front elevation to be oriented towards Market Street in order to take advantage of the significant traffic volume. Another siting concern for the applicant was creating an outdoor, shaded patio/dining area with a northern exposure such as to provide solar protection to its guests. Considering the applicant's siting needs along with the Town's guidelines of "...All elevations generally visible from public view should reflect the overall design, colors and textures used on the front façade," the applicant responded well by carrying the design from the front elevation to the rear, right and left elevations.

The front elevation has been improved with repetitive and consistent window patterns, an identifiable front entry with a proposed sign above a metal awning and a front door. The applicant also improved the front elevation by removing a service door and placing a planter and a wall area that could potentially be used for signage or art.

The applicant also responded to staff's concern of having a building presence along Pecos Boulevard. The right elevation shows varying building height along with color and material change. The drive-through window has a full-canopy across the drive aisle.

The rear and left elevations also meet the criteria of the design guidelines with a change of building height, change of color and material and articulation. On the rear elevation, the parapet extending above the roof line and visible to the public will need to be painted. The applicant shall locate the roof mechanicals such they are not visible from the public view.

The colors are consistent with the San Tan Village and adjacent development. The colors are various shades of tans and browns (Bisque Tan, High Noon, Roman Brick, and Buffalo Herd). The cultured stone, Country LedgeStone "Mojave", compliment the proposed colors as well as those proposed in the adjacent development, Pet Depot.

Lighting

The submitted plans show wall-packs affixed to the building. Parking fixtures are not displayed on the site plan. Per the SanTan Development Group letter dated November 24, 2014, the fixtures have not been selected or located. Prior to scheduling the DRB public hearing, the applicant to furnish a letter from the SanTan Development Group and final lighting plan/photometrics.

REQUESTED INPUT

Any comments regarding building elevations, building orientation and pedestrian connectivity.

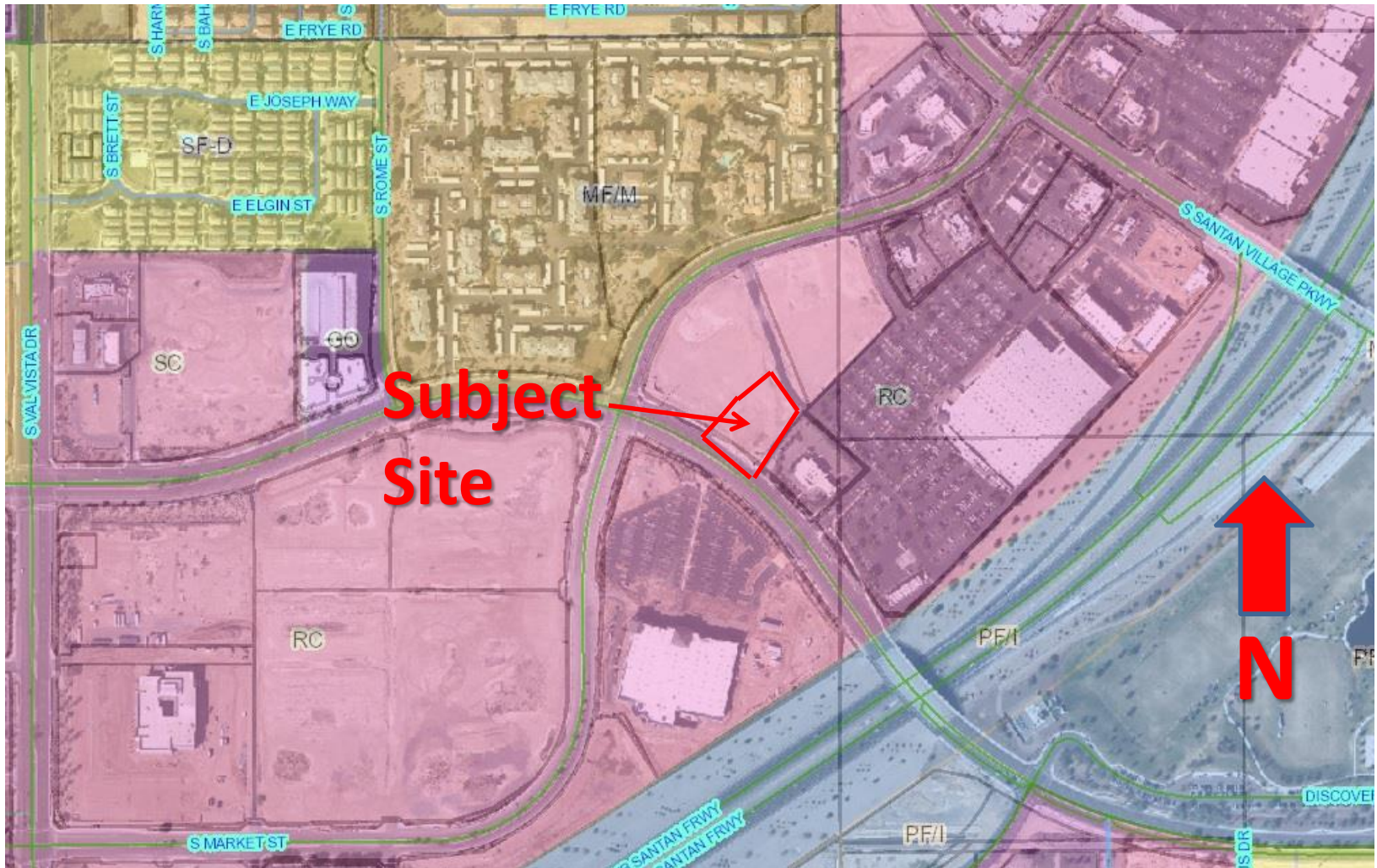
Respectfully submitted,



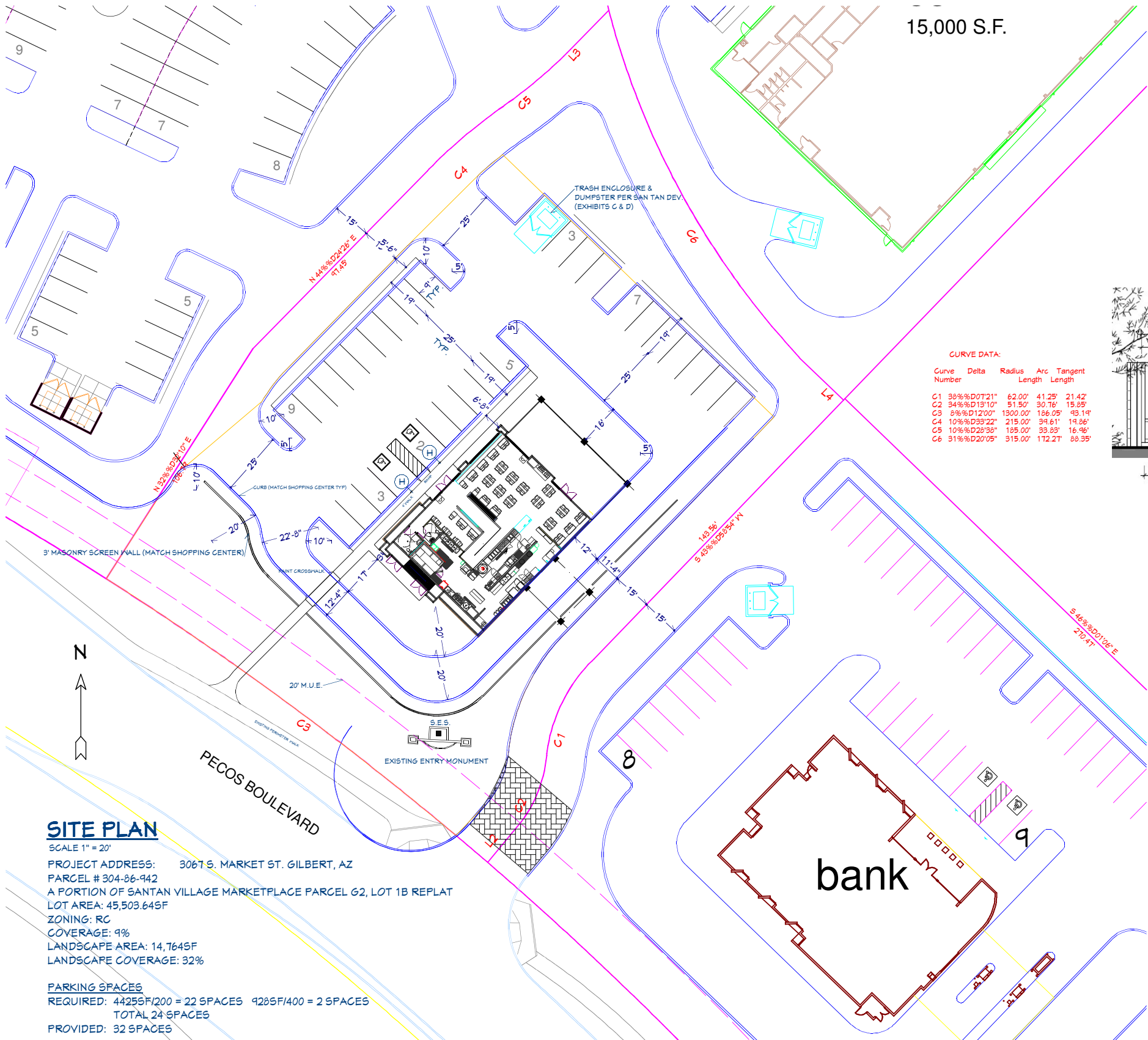
Robert M. Caravona, AICP
Senior Planner

Attachments and Enclosures:

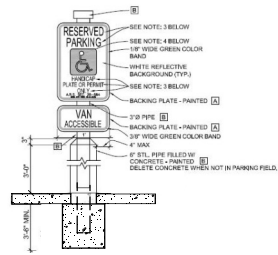
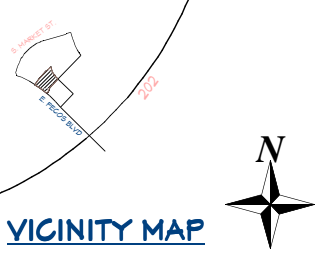
1. Vicinity Map
2. Site Plan
3. Landscape Plan
4. Elevations / Colors and Materials
5. Floor Plans
6. Lighting



VICINITY MAP



15,000 S.F.

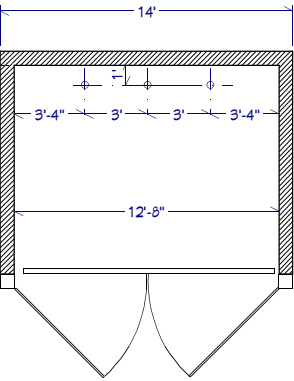
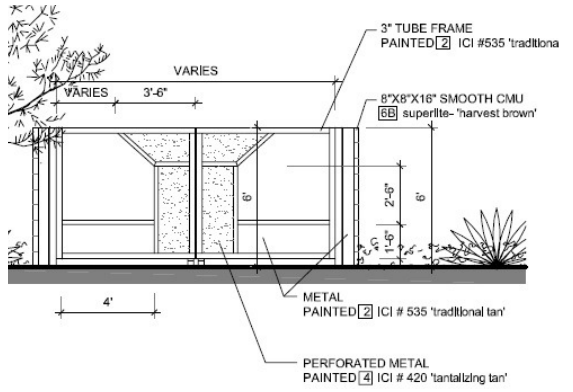


NOTES:
1. BOTTOM OF THE SIGN SHOULD BE NO LESS THAN 30 INCHES AND NO MORE THAN 34 INCHES ABOVE FINISH GRADE.
2. SIGN SHALL BE PROPERLY CENTERED WITHIN THE PARKING SPACE.
3. ALL LETTERS SERIES 12, GREEN COLOR.
4. INTERIOR SIGN, OR ACCESSIBILITY (SHOWN WHITE ONLY) SHALL BE WITH 1/2" RADIUS CORNERS.
5. THE SIGN ACCESSIBLE SIGN SHALL BE CENTERED UNDER THE ACCESSIBLE PARKING SIGN AS SHOWN.
6. ICI 400 100% WHITE TINT
7. ICI 400 100% WHITE TINT

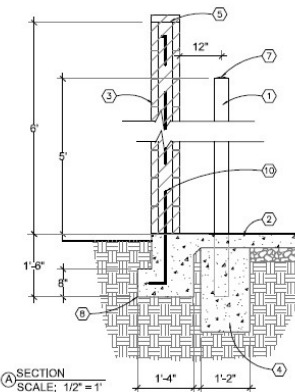
SAN TAN DEV. SIGN DETAIL

CURVE DATA:

Curve Number	Delta	Radius	Arc Length	Tangent Length
C1	39.9%D07°21"	62.00'	41.25'	21.42'
C2	34.4%D13°10"	51.50'	30.76'	15.85'
C3	8.6%D12°00"	1300.00'	186.05'	43.14'
C4	10.0%D33°22"	215.00'	34.61'	14.86'
C5	10.0%D28°38"	185.00'	33.83'	16.46'
C6	31.1%D20°05"	315.00'	172.27'	88.35'



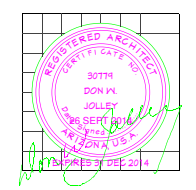
REFUSE ENCLOSURE
SCALE 1/4" = 1'-0"

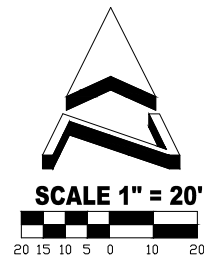


- KEYNOTES:
- ① 4" BOLLARD - PAINTED [2] ICI #420 'tantalizing tan'
 - ② 6" CONCRETE SLAB ON 4" A.B.C.
 - ③ 8x8x16 SMOOTH FACE CMU [6] superlite - 'harvest brown'
 - ④ CONCRETE FOUNDATION
 - ⑤ 2" SOLID CMU CAP BLOCK [6]
 - ⑥ 12'-0"x14'-0"x8'-0" 7" THICK CONC. SLAB W/ THICKENED EDGE, GLASS 'B' CONC. W/ 6"x6" WWF ON COMPACTED SUBGRADE. INTEGRAL COLOR BLACK AT RESTAURANTS.
 - ⑦ CONCRETE FILLED BOLLARD AND CROWN CONCRETE @ TOP
 - ⑧ C.I.P. CONCRETE FOOTING
 - ⑨ 1/2" EXP. JOINT
 - ⑩ WALL REINFORCING
 - ⑪ GATE, SEE DTL.
 - ⑫ TRENCH DRAIN (RESTAURANTS)
 - ⑬ 8"x8"x9'-8" STL. TUBE CONC. FILLED WITH 4" DEEP CONC. FOOTING.

SITE PLAN

SCALE 1" = 20'
PROJECT ADDRESS: 3067 S. MARKET ST. GILBERT, AZ
PARCEL # 304-86-942
A PORTION OF SANTAN VILLAGE MARKETPLACE PARCEL G2, LOT 1B REPLAT
LOT AREA: 45,503.64SF
ZONING: RC
COVERAGE: 9%
LANDSCAPE AREA: 14,764SF
LANDSCAPE COVERAGE: 32%
PARKING SPACES
REQUIRED: 4425SF/200 = 22 SPACES 928SF/400 = 2 SPACES
TOTAL 24 SPACES
PROVIDED: 32 SPACES





LANDSCAPE DESIGNER

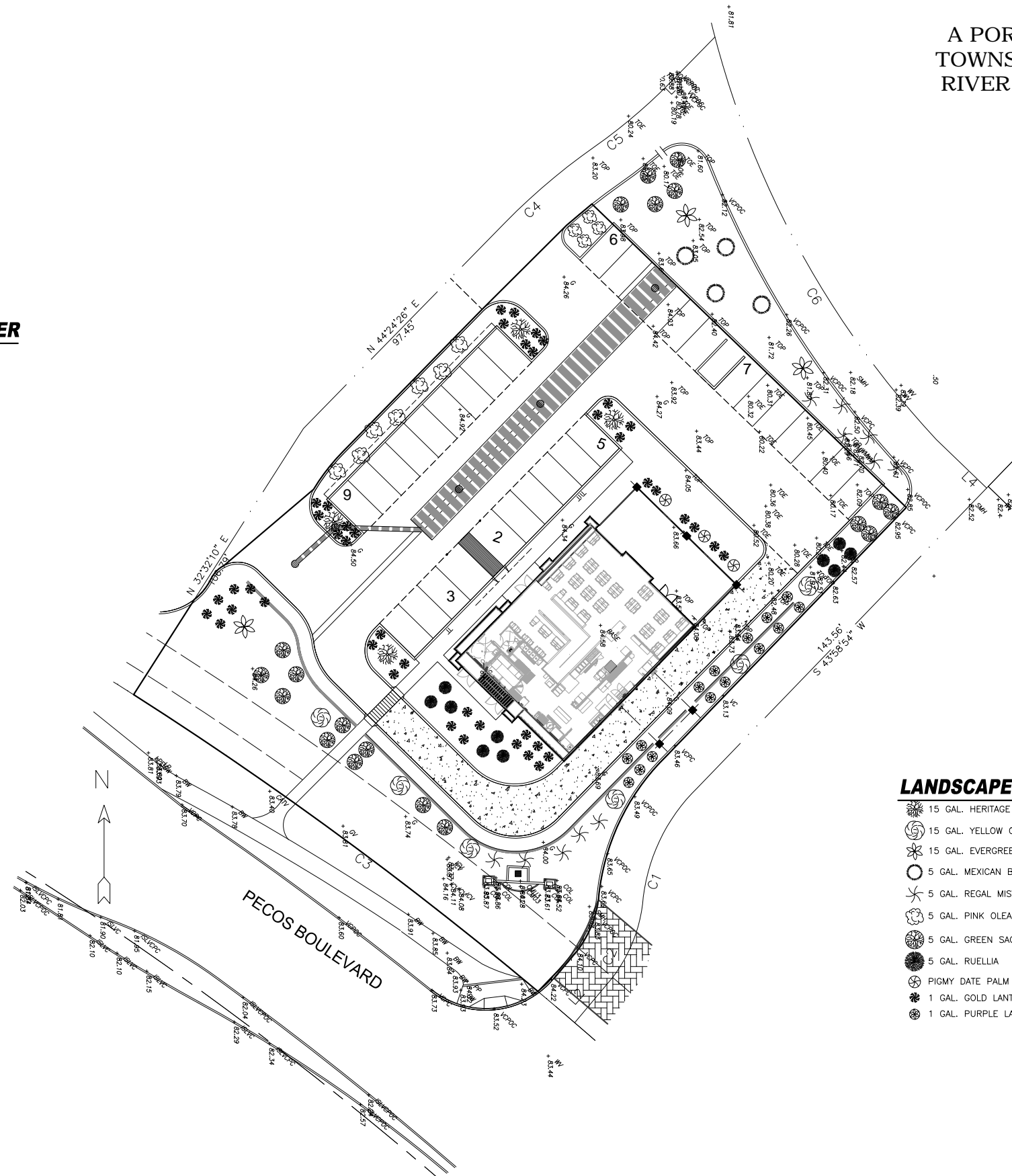
JUAN VALVERDE
DESERT PARADISE LANDSCAPE
2721 S. PECAN
MESA, ARIZONA 85202
PHONE: (480) 600-2109
EMAIL: desertparadiselandscap@yahoo.com

DR14-42
Attachment 3: Landscape Plan
December 11, 2014

LANDSCAPE PLAN

COSTA VIDA - SAN TAN

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33,
TOWNSHIP 1 SOUTH, RANGE 6 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



LEGEND

- SET 1/2" REBAR LS#41076
- BRASS CAP
- ▲ FOUND 1/2" REBAR LS#41076
- SET PK NAIL WITH TAG LS#41076
- NOTHING FOUND/NOTHING SET
BCHH BRASS CAP IN HANDHOLE
(N.A.) NOT ACCEPTED
- ▲ THRUST BLOCK
- ⊗ WATER VALVE
- FIRE HYDRANT
- WATER SERVICE
- SEWER SERVICE
- SEWER MANHOLE
- STREET LIGHT
- TELECOM JUNCT. BOX
- ELECTRICAL TRANSFORMER
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT OF WAY
- BSL BUILDING SETBACK LINE
- + 40.17 EXISTING GRADE

LANDSCAPE LEGEND

- 15 GAL. HERITAGE LIVE OAK TREE
- 15 GAL. YELLOW OLEANDER TREE
- 15 GAL. EVERGREEN ELM TREE
- 5 GAL. MEXICAN BIRD OF PARADISE
- 5 GAL. REGAL MIST
- 5 GAL. PINK OLEANDER
- 5 GAL. GREEN SAGE
- 5 GAL. RUELLIA
- PIGMY DATE PALM
- 1 GAL. GOLD LANTANA
- 1 GAL. PURPLE LANTANA

DATE



**ALLEN
CONSULTING
ENGINEERS, INC.**

3921 E. BASELINE ROAD #002
GILBERT, ARIZONA 85234
PHONE (480) 844-1666
E-MAIL: ace@allenconsultengr.com

**COSTA VIDA - SAN TAN
GILBERT, ARIZONA
LANDSCAPE PLAN**

JOB NUMBER	95259	SHEET	2 OF 3
DRAWING	G&D		
DRAFTSMAN	CHECKED BY	DATE	12-01-14



COSTA VIDA MEXICAN
GRILL RESTAURANT AT
SAN TAN VILLAGE



CULTURED STONE
COUNTRY LEDGESTONE "MOJAVE"



A. DE6157 "BISQUE TAN"



B. DEC743 "HIGH NOON"



C. DEC713 "ROMAN BRICK"



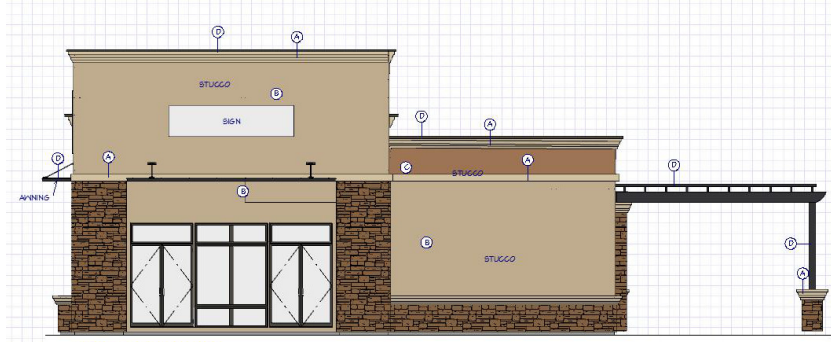
D. DE6056 "BUFFALO HERD"



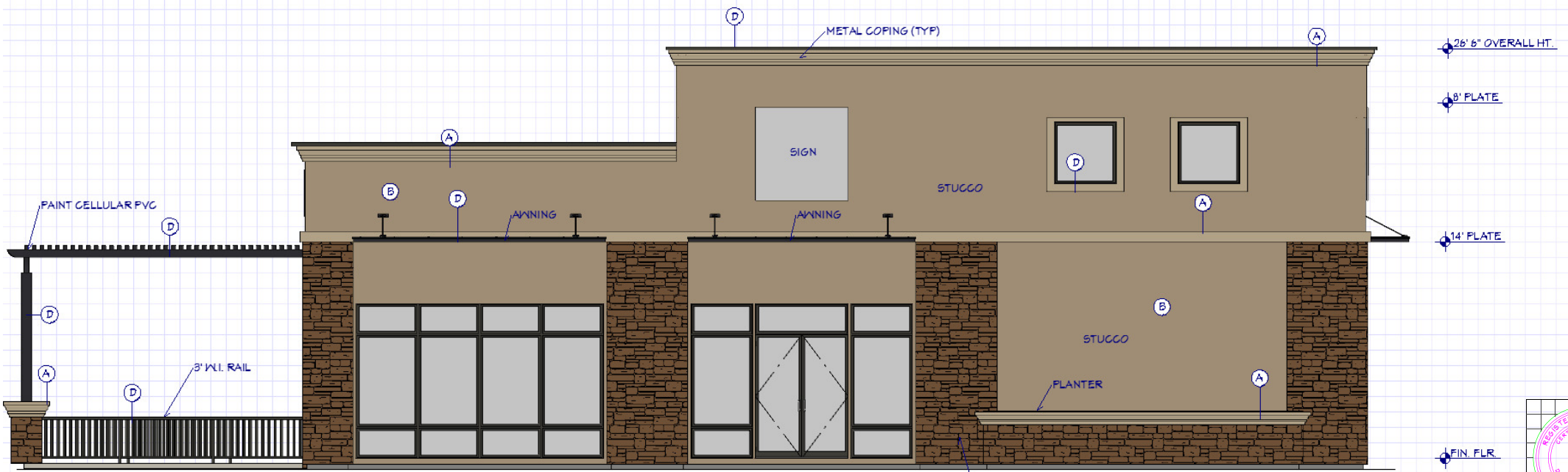
LEFT ELEVATION
SCALE 1/8" = 1'-0"



REAR ELEVATION
SCALE 1/8" = 1'-0"



RIGHT ELEVATION
SCALE 1/8" = 1'-0"



FRONT ELEVATION
SCALE 1/4" = 1'-0"



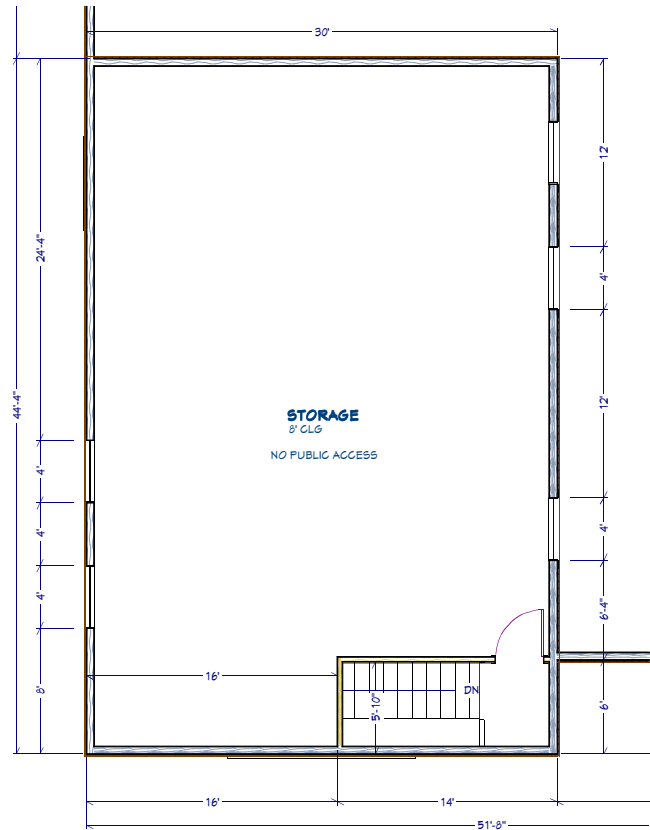


COSTA VIDA MEXICAN GRILL
RESTAURANT AT SAN TAN VILLAGE

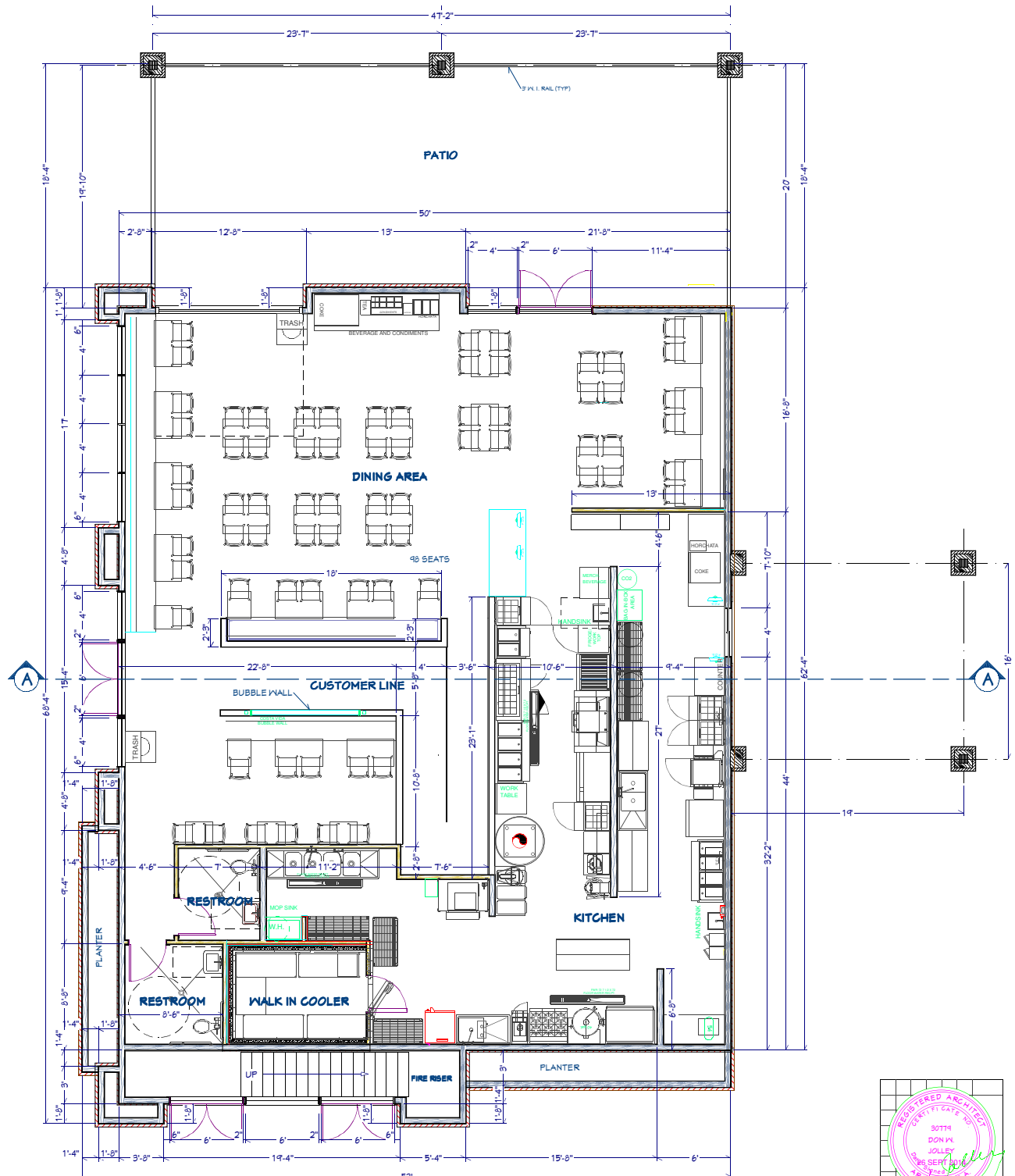
TO BE CONSTRUCTED AT P4, APN
304-46-971 3067 S MARKET STREET

PROJECT NARRATIVE

A LEADER IN THE FAST-CASUAL FRESH-MEXICAN INDUSTRY, Costa Vida is a franchise Restaurant with over 65 locations nation wide, and 3 currently operational in the Phoenix valley. Costa Vida is a fast-casual concept that serves fresh Mexican food and beverages. Each location employs roughly 20 part-time employees and 5 full-time employees. We are known for our high end build-out, with cool features such as the 10 foot bubble wall.

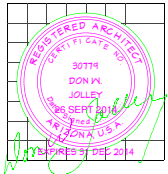


UPPER FLOOR PLAN
SCALE 3/16" = 1'-0"



FLOOR PLAN
SCALE 3/16" = 1'-0"

GROUND FLOOR	31845F
PATIO	9285F
UPPER FLOOR	12415F
TOTAL	55595F



TRP/RDI/QSP
Architectural Wallpacks

- Architectural wallpack in three stylish shapes with contours to accentuate building architecture
 - Provides excellent illumination and uniformity
 - Durable die-cast aluminum construction
 - Energy-efficient LED produces up to 5,062 lumens with up to 305 LPW efficacy
 - Type II, III and IV (forward throw) distributions
 - Quick-mount adapter for 3-boxes for easy installation
 - LED color temperature 3000K, 4000K, and 5000K nominal
 - Zero uplight, dark sky, neighbor friendly
- 4K and 5K models DesignLights Consortium (DLC) qualified, consult DLC website for more details: <http://www.designlights.org/DLC>
 - Occupancy control and photocell options available for optimum energy savings
 - Listed to UL 1596 for use in wet locations
- TRP-BBU Egress wallpack:**
- Designed to meet strict 1fc minimum requirements: At 12ft mounting height 1fc covers 16x16ft area, well beyond the 10x10ft standard. No uplight, external test button: 120V or 277V only. Rated -20°C to 35°C

ORDERING INFORMATION

FAMILY	# OF LEDS	CCT	DRIVE CURRENT	DISTRIBUTION	VOLTAGE	FINISH	CONTROL OPTIONS	OPTIONS
TRP ¹ Trapezoid	30L	30° 30 high brightness LEDs	3K ² 3000K 035 ³ 350mA	2 Type II	U 120V-277V 1 ⁴ 120V	BL Black	PC ⁵ Photocell (determined by voltage field)	F ⁶ Fusing (determined by voltage field)
RDI Radius	30L	4K 4000K	053 525mA	3 ⁴ Type III	1 ⁴ 120V 2 ¹ 208V 3 ¹ 240V	DB Bronze FG Forest Green GR Gray PS Platinum RD Red WH White CC ⁷ Custom Color	SC ⁸ Motion sensor On/Off control. No light output when no motion detected	BBU ¹⁴ Integral battery for 120 or 277V rated for -20°C to 35°C (Must specify individual voltage)
QSP QuarterSphere	4K	5000K		4 Type IV	4 ¹⁴ 277V			

¹ Must specify individual voltage for BBU, PC and Fusing options
² Must enter minimum and maximum program dimming settings. Consult factory for details. 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings. 120V or 277V only
³ Consult factory for Custom Color option
⁴ DLC qualification 4K and 5K models only
⁵ PC option not applicable, included by sensor. For SCP, PC function turns on to lower setting until motion is detected
⁶ BBU only available in TRP, 350mA, Type III, 120V or 277V

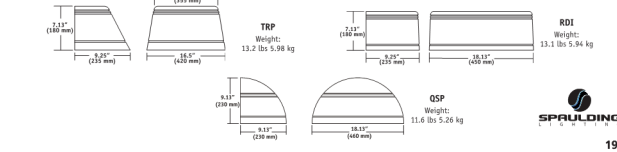
ACCESSORIES (ORDER SEPARATELY)

Catalog Number	Description
SCP-REMOTE ¹	Remote control for SCP option. Order at least one per project to program and control dimming settings.

PERFORMANCE INFORMATION

Series Number	Equivalency	Delivered Lumens	System Watts	Lumens Per Watt	Mounting Height	CCT	Voltage	Drivers/Current
TRP/RDI/QSP-30LSK-035	150w	150w	2x62w	3,583	34	105	12-15 ft.	5000K 120-277V 1@350mA
TRP/RDI/QSP-30LSK-053	175w	200w	2x62w	5,062	53	96	15-20 ft.	5000K 120-277V 1@525mA

DIMENSIONS



Laredo LMC
Medium-Size Wallpack



ORDERING INFORMATION - STANDARD CONFIGURATIONS

SERIES	NUMBER OF LEDS/SOURCE/VOLTAGE	CCT	IES DISTRIBUTION	DRIVE CURRENT	FINISH	OPTIONS
LMC Laredo Medium Cut-off	30LU 30 LEDs, Universal voltage 120-277V 30LS 30 LEDs, 347V 30LS 480V	3K 3000K nominal, 80 CRI 4K 4200K nominal, 70 CRI 5K 5300K nominal, 67 CRI	2 Type II 3 Type III 4 Type IV (Forward throw)	BLANK Std. is 700mA 035 350mA	1 Bronze 2 Black 3 Gray 4 White 5 Platinum	PC(X) ¹ Photocell (specify voltage per footcandle) F(X) ² Fusing (specify voltage per footcandle) WH ³ In fixture wireless control module

1 PC(X) and F Replace X with 1-120V, 2-080V, 3-240V, 4-277V

PERFORMANCE INFORMATION

Series Number	Equivalency	Delivered Lumens	System Watts	Lumens Per Watt	Mounting Height	CCT	Voltage	Drivers/Current
LMC-30L	250w	250w	2x62w	6,023	71.7	84	15-18 ft.	5100K 120-277V 2@700mA
LMC-30L-035	150w	150w	2x62w	3,448	35.4	97.4	12-15 ft.	5100K 120-277V 1@350mA

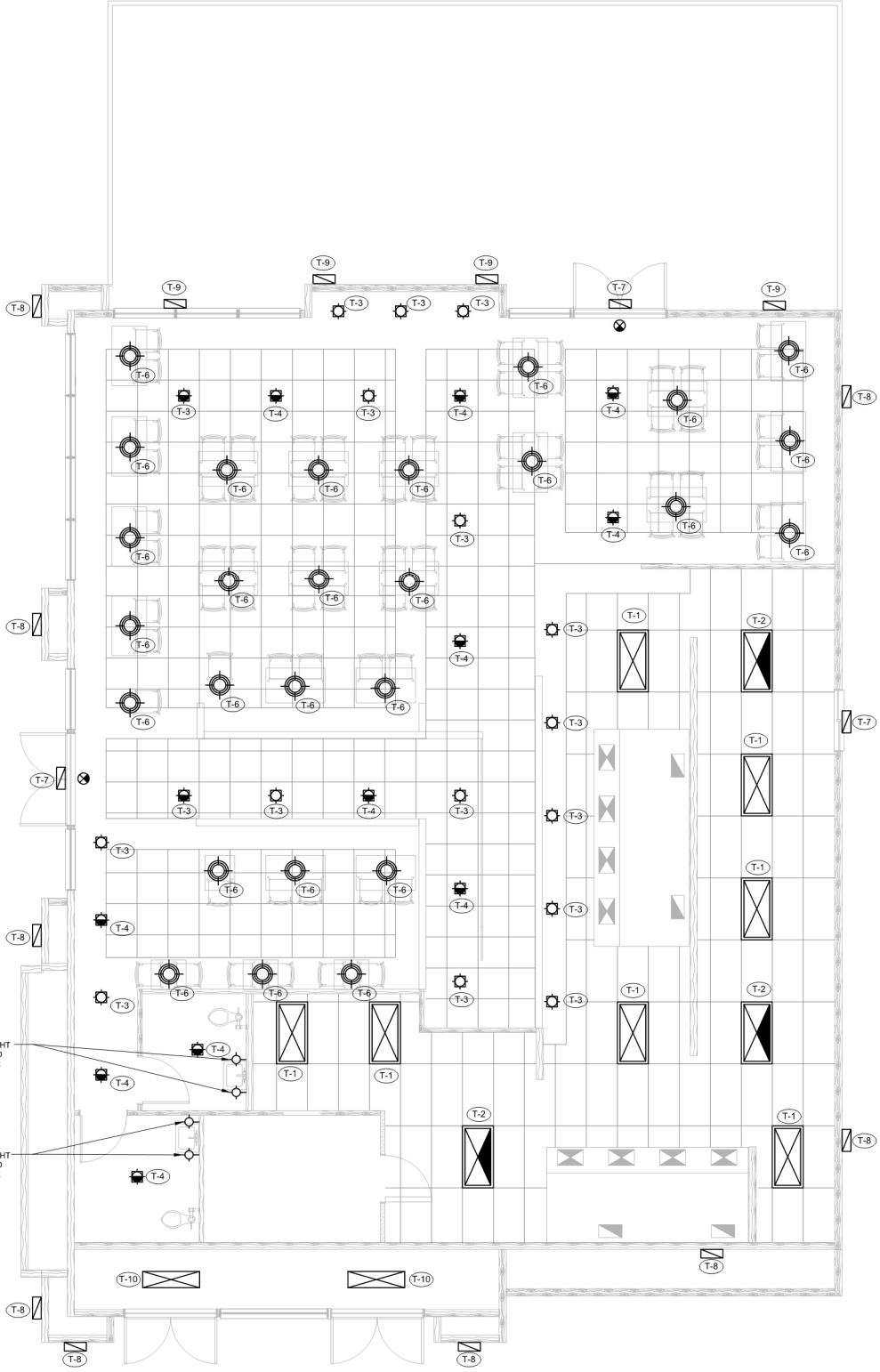
ACCESSORIES/REPLACEMENT PARTS - Order Separately

Catalog Number	Description	Catalog Number	Description
LMC-SPC	Polycarbonate shield	93044784	40w, 700mA, 120-277V, 0-10V dimming driver
PBT-1	120V button photocell	93022563	10 kVA surge protector
PBT-234	208/240/277V button photocell		

ORDERING INFORMATION - EGRESS LAREDO LMC

SERIES	NUMBER OF LEDS/SOURCE/VOLTAGE	CCT	IES DISTRIBUTION	DRIVE CURRENT	FINISH	OPTIONS
LMC Laredo Medium Cut-off	30LU 30 LEDs, 43w, Universal voltage 120-277V	3K 3000K nominal 4K 4200K nominal 5K 5300K nominal	3 Type III	035 350mA	1 Bronze 2 Black 3 Gray 4 White 5 Platinum	BBU277 ¹ Integral battery for 120-277V, rated for -20° C ambient BDC277 ² Integral battery for 120-277V, rated for 0° C ambient PC(X) ³ Photocell

SPRULING



COSTA VIDA MEXICAN
GRILL RESTAURANT AT
SAN TAN VILLAGE

